



# HUDSON HOUSING AUTHORITY

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8 Brigham Circle  
Hudson, MA 01749  
Tele. No. (978) 562-9268  
Fax No. (978) 562-4623

April 29, 2020

*This information is available in alternative format upon request*

Dear Owner:

## **RE: COVID-19 Section 8 HCV Waivers and Program Changes**

This letter is to explain some temporary changes to the Housing Choice Voucher (HCV) Program to protect owners, participants and Hudson Housing Authority staff. First, the HHA will be providing service in a manner to limit in person contact. Where possible, services will be performed by mail, email, telephone and fax. The Hudson Housing Authority (HHA) has amended our policies to accept electronic signatures and scanned documents where permissible to the Department of Housing and Urban Development (HUD). Below are some additional changes authorized by HUD. Please note all of the dates below are established by HUD. They may change if HUD extends them.

### **Rental Payments**

We have procedures in place to ensure families with decreases in income can have their rent share decreased quickly. Where applicable the HHA will make these changes retroactive. While we are working remotely at this time we do not anticipate and delay in the HHAs payments to owners.

### **Inspections for New HCV Families**

If a tenant was allowed to move into a unit with minor non-life threatening violations after an inspection the HA may provide you with an additional 30 days (total of 60 days) to make the repairs. These additional extensions may be issued until July 31, 2020 but the timeframe for repairs may extend beyond that date.

### **Inspections for Existing HCV Tenants**

Until July 31, 2020, if a family or government official informs the HHA that the unit does not comply with the Housing Quality Standards, the HHA may have the owner make repairs and certify as to the condition of the unit.

If you had an biennial or interim inspection which failed due to a non-life threatening deficiency, you may certify to the HA that you have made the repair or the HA may accept receipt from a vendor, a photo of the repair or tenant confirmation that required repairs are complete. This is at the discretion of the HHA and the HA will provide you with the certification form if this provision applies.

If the biennial inspection of your unit is due this year, it may be delayed. It is expected that it will be performed before October 31, 2020.

### **Contract Terminations**

If your assisted family pays the full amount of rent your housing assistance payments contract would ordinarily expire after 180 days, if the reason the family is paying the full rent is COVID-related the HHA may be able to extend HAP contract beyond the 180 days until December 31, 2020. Families have been advised to contact the HHA if this is the case.

### **For Covid-19 Information and Updates**

See <https://www.mass.gov/info-details/covid-19-updates-and-information>. You may also dial 211 for real-time COVID-19 information, resources, and referrals in multiple languages. Resources are also available at <https://mass211.org/>. For additional information in disease control and prevention go to <https://www.cdc.gov/coronavirus/2019-ncov/index.html>.

On behalf of the HHA, thank you for your patience and cooperation during this challenging time.

Sincerely,

Jaclyn A. Beaulieu  
Executive Director

#### Language Advisory

**This is an Important document. Please contact HUDSON HOUSING AUTHORITY at 978-562-9268 for free language assistance.**

Este es un documento Importante. Por favor contáctese con HUDSON HOUSING AUTHORITY al 978-562-9268 para asistencia gratuita de idioma. (Spanish)

Este é um documento importante. Por favor entre em contato HUDSON HOUSING AUTHORITY no 978-562-9268 para assistência gratuita em idiomas. (Portuguese)

Это важный документ. Пожалуйста, обратитесь к HUDSON HOUSING AUTHORITY по телефону 978-562-9268 для получения бесплатной помощи переводчика. (Russian)

Đây là tài liệu quan trọng. Vui lòng liên hệ HUDSON HOUSING AUTHORITY tại 978-562-9268 để được hỗ trợ ngôn ngữ miễn phí. (Vietnamese)

这是一份重要的文件。请拨打电话号码 978-562-9268 联系 HUDSON HOUSING AUTHORITY 获得免费的语言服务。(Simplified Chinese)

នេះគឺជាឯកសារសំខាន់។ សូមមេត្តាទាក់ទង មកកាន់ HUDSON HOUSING AUTHORITY តាមរយៈ: 978-562-9268 សម្រាប់សេវាកម្មជំនួយបកប្រែភាសាដោយមិនគិតថ្លៃ។ (Mon-Khmer / Cambodian)

Questo è importante. Si prega gentilmente di contattare HUDSON HOUSING AUTHORITY al 978-562-9268 per assistenza linguistica gratuita. (Italian)

عربي

هذا يكون مستند مهم. نرجو الإتصال بمفوضية سكن هدسون على الرقم 978-562-9268 للمساعدة المجانية في اللغة.

C'est un document important. S'il vous plait contacter HUDSON HOUSING AUTHORITY au 978-562-9268 pour obtenir une assistance linguistique gratuite. (French)

Sa a se yon dokiman ki enpòtan. Tanpri kontakte HUDSON HOUSING AUTHORITY nan 978-562-9268 pou asistans lang gratis. (Haitian Creole)